

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 39 Carolyn Crescent, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$670,000 & \$730,000

Median sale price

Median price \$830,000 House X Unit Suburb Bundoora

Period - From 01/10/2017 to 31/12/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3 Trafalgar Cr BUNDOORA 3083	\$730,000	05/02/2018
2	14 Shelley Av BUNDOORA 3083	\$712,888	07/12/2017
3	26 Hermitage Cr BUNDOORA 3083	\$690,000	09/09/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 537 sqm approx

Agent Comments

Indicative Selling Price

\$670,000 - \$730,000

Median House Price

December quarter 2017: \$830,000

Comparable Properties



3 Trafalgar Cr BUNDOORA 3083 (REI)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 05/02/2018

Rooms: 4

Property Type: House



14 Shelley Av BUNDOORA 3083 (REI)

Agent Comments



Price: \$712,888

Method: Private Sale

Date: 07/12/2017

Rooms: -

Property Type: House (Res)



26 Hermitage Cr BUNDOORA 3083 (REI/VG)

Agent Comments



Price: \$690,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 4

Property Type: House (Res)

Land Size: 561 sqm approx